

Museum Park Umbrella Association
Board of Directors Meeting
July 23, 2009

- I. Meeting called to order at 7:00 pm
- II. Minutes of June 25, 2009 meeting were approved.
- III. **Treasures Report** – Ms. Howard reviewed the latest treasurer’s report. Boulevard Homes and Lofts Summer memberships up this year. Snow removal and Commercial Space rent reason for budget overrun. Report accepted as given. Valerie please attach the monthly financials to this document for the record.
- IV. **Management report** – Valerie and Lou presented monthly report on projects and activities in Community. Eric requested a communication process for residents to Valerie on days when she is not on property. Valerie, please attach the monthly management log to this document for the record.
- V. **Committee Reports** –
 - Financial** – Peter and Jacqueline discussed the Reserve study. There are still some questions as to validity of the numbers and how to fund. They are working on a plan for funding in conjunction with next years budget. To be reviewed in detail at September 2nd budget meeting.
 - Outdoor area** – Mary and Joe stated the landscaping project for the year is ongoing. Weekly maintenance will continue. The Pavement repair project will begin the week of August 17th. The Pavers repair and replacement bids are still ongoing. Bids are out for street light repair/replacement. Valerie and I are still working on a meeting with Tower IV board to discuss common issues.
 - Indoor area** – Eric and Phil stated the Banquet room floor was still under repair. Office shades

have been ordered. Still some office furniture to be purchased

Commercial Space – Bob stated the Commercial space lessee seems to be doing better. He also talked about upcoming financial reports to be provided by lessee. He also discussed ongoing discussions with Enterprise regarding repairs to roof and pool area.

VI. Old Business:

- a. Audit update to be discussed in Executive session
- b. Stop sign proposed for 13th and Prairie on hold until meeting with Tower IV board.
- c. City recycle program ongoing (Valerie)
- d. Wall for clubhouse repairs have been completed.
- e. Umbrella office shades approved by Board.
- f. Reimbursement for Tower III light repair needs to be finalized.

VII. New Business:

- a. East exterior wall bid given to RBS and approved by Board.
- b. Insurance renewal with Mesirov approved by Board. Workman's comp. piece renewal extended to be in line with rest of plan.
- c. Landscaping of area in front of Commercial Space and Bike rack expenditures were approved by Board.

VIII. Homeowners Forum:

- a. Question regarding stop sign was explained.
- b. Question regarding pavement contract and bid process were clarified.
- c. Pool attendants role clarified

IX. Next meeting date: September 3rd (budget meeting).

X. Meeting adjourned 8:26 pm